## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

3/24 Stonehaven Avenue, Boronia Vic 3155

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$550,000		&		\$590,000			
Median sale p	rice							
Median price	\$580,000	Pro	operty Type	Unit			Suburb	Boronia
Period - From	19/11/2019	to	18/11/2020		So	urce	REIV	

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	4/18 Bambury St BORONIA 3155	\$595,000	07/08/2020
2	2/18 Bambury St BORONIA 3155	\$580,000	09/09/2020
3	6/57 Chandler Rd BORONIA 3155	\$570,000	23/07/2020

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

19/11/2020 09:42

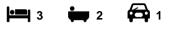


3/24 Stonehaven Avenue, Boronia Vic 3155



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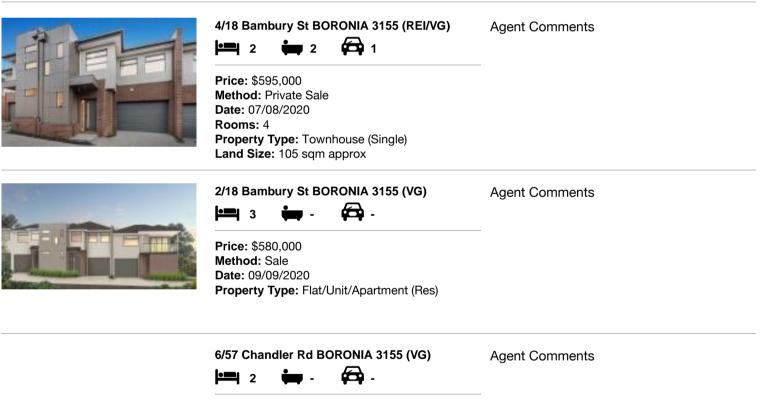


**Property Type:** Flat/Unit/Apartment (Res) Agent Comments Only approximately 2 years old, in a great location, modern and spacious.

0436 652 959 achuah@philipwebb.com.au **Indicative Selling Price** \$550,000 - \$590,000

**Median Unit Price** 19/11/2019 - 18/11/2020: \$580,000

# **Comparable Properties**



Price: \$570,000 Method: Sale Date: 23/07/2020 Property Type: Flat/Unit/Apartment (Res)

Account - Philip Webb

